

# GAINESVILLE PLAZA

944-976 DAWSONVILLE HIGHWAY, GAINESVILLE, GA 30501



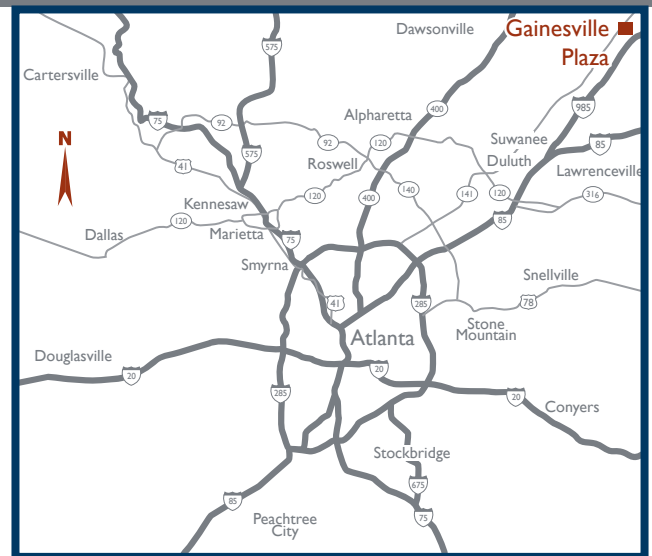
3,150 SF  
Former Bank  
Endcap Available  
with 4 drive  
thru lanes.



Great Potential  
Restaurant Location!

## PROPERTY DETAILS

- 24,322 SF multi-tenant retail center in major retail hub near Lake Lanier in Hall County and anchored by the US Postal Service
- Located directly in front of Home Depot
- Great visibility and easy access that includes a signalized intersection
- Strong traffic counts on Dawsonville Highway (30,100 VPD) and McEver Road (22,000 VPD)
- Monument signage on Dawsonville Hwy.
- Gainesville national retailers include Home Depot, Publix, Walmart, Kohl's, Lowe's, PetSmart, Aldi, Marshall's, Michael's, Kirkland's, Regal Theatres, as well as Lakeshore Mall
- 3,150 SF Former bank endcap available with four drive thru lanes; 1,498 SF inline space available



**BRAND**  
Real Estate Services

BrandProperties.com  
770.476.4801



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## TRAFFIC COUNTS

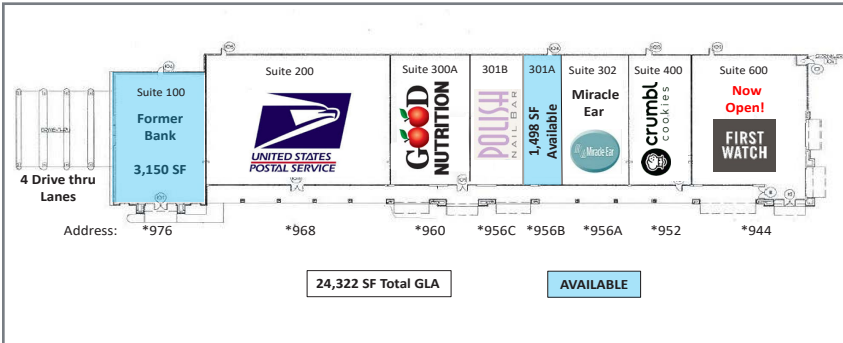
Dawsonville Highway 30,100 VPD  
McEver Road 22,000 VPD

## DEMOGRAPHICS - CoStar 2022

	1 mile	3 miles	5 miles
Population	6,418	47,887	81,687
Income	\$65,473	\$74,281	\$81,369
Daytime Employment	5,621	47,688	61,645

## GPS COORDINATES

Lat. 34.2990982 Long. -83.8590351



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SUITE / ADDRESS	TENANT	SF
100 / 976	Former Bank Endcap, 4 drive thru lanes. Great for Restaurant	3,150
200 / 968	US Postal Service	6,500
300A / 960	Good Nutrition Health Food Store	3,200
301B / 956C	Polished Nail Bar	2,100
301A / 956B	Available	1,498
302 / 956A	Miracle-Ear Hearing Aid Center	1,502
400 / 952	Crumbl Cookies	2,192
600 / 944	Now Open! First Watch Breakfast & Lunch	4,180
	Total Square Feet	24,322

